

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Update on Evaluation and Appraisal Report (EAR)-based amendments to Comprehensive Plan

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dori DeBord

CONTACT: Sheryl Stolzenberg

EXT:

MOTION/RECOMMENDATION:

Direct staff to proceed with the EAR-based amendments process as presented.

County-wide

Sheryl Stolzenberg

BACKGROUND:

All local governments in Florida are required by State Law to assess their comprehensive plans each seven years. Seminole County adopted its 'Evaluation and Appraisal Report' (EAR) in 2006, and it was found to be sufficient by the State Department of Community Affairs (Department). The next step in the process is adoption of amendments based on the findings of that EAR.

At the same time that the EAR was in process, a number of other studies or programs were in process or were initiated. Each needs to be reflected in the Comprehensive Plan. These studies and programs include:

- The Rural Character study which provides guidance in the comprehensive plan that would strengthen existing protections afforded the East Rural Area.
- The Strategy Plan for the US 17-92 Redevelopment Area recommending policy and land use changes.
- Policy recommendations on workforce housing developed through the Board's direction, with the assistance of an advisory group.
- Seminole County also participated in a multi-jurisdictional visioning process that provides policy direction for achieving a desirable regional land use pattern.
- In addition, shortly after the EAR had been completed, the availability of funds for commuter rail were announced.
- Finally, the Board has recently directed staff to examine possible changes in land use configuration in support of the SeminoleWay.

Most elements of the Comprehensive Plan will need to incorporate updated policies to respond to the findings of the EAR, the studies and programs detailed above, and changes in state law. Public input on the proposed amendments will also have to be sought.

Staff has developed a schedule of key dates to accomplish this effort, and provided that

schedule with this agenda memorandum.

STAFF RECOMMENDATION:

Staff recommends that the Board of County Commissioners direct staff to proceed with the EAR-based amendments process as presented.

ATTACHMENTS:

1. Agreement

Additionally Reviewed By: No additional reviews

TENTATIVE KEY DATES FOR PROCESSING/ADOPTING COMP PLAN UPDATE 2008

No.	Dates	Task	Comments
November-December 2007			
1	Ongoing	Team continues drafting amendments to Elements and Support Docs to send to Departments ASAP	Focus on ENG, CON, POT, SAN, SOL, PSF, REC, IMP, IGC, DRG, PUB, LIB, CIE
2	11/14	PD Director signs off on process/schedule	
3	11/21	Final map exhibits from consultant	Team to review/revise, as needed
4	12/11	Briefing of BCC on key dates/milestones	BCC may give staff direction
5	12/21	Invite DCA to meeting with staff in January 2008	Dori to call/send letter to Charlie Gauthier
January 2008			
6	Ongoing	Team continues drafting amendments to Elements and Support Docs to send to Departments ASAP	Focus on FLU, DES, HOU, ECO, INT, TRA, and Support Docs
7	1/18	BCC 2/26 more detailed briefing Outline to Planning Manager via SCI.NET	ECO, ENG, CON, POT, SAN, SOL, PSF, REC, IGC DRG, PS, LIB, CIE; maybe DVD/Power Point presentation; discuss CRA redevelopment, Transportation Element, Commuter Rail, SeminoleWay, administrative future land use amendments, etc.
8	1/18	LPA 2/6 work session agenda item to Planning Manager, if needed	ECO, ENG, CON, POT, SAN, SOL, PSF, REC, IGC DRG, PS, LIB, CIE; maybe DVD/Power Point presentation
9	Week on 1/28	Staff meeting with DCA	Need FLU and TRA Elements completed; discuss CRA redevelopment, Transportation Element, Commuter Rail, SeminoleWay, etc.)
10	1/29	Post DVD on web for public review	Make paper copies for those not having access to digital media
11	1/31	Team completes draft Plan and Support Docs	
February 2008			
12	2/1	Joint City/County Meeting agenda to Planning Manager	DVD/Power Point presentation
13	2/1	BCC 3/11 briefing Outline to Planning Manager via SCI.NET	FLU, DES, HOU, ECO, INT, TRA; maybe DVD/Power Point presentation

TENTATIVE KEY DATES FOR PROCESSING/ADOPTING COMP PLAN UPDATE 2008

No.	Dates	Task	Comments
14	2/4	Team sends draft of Plan and Support Docs to PD Director, Planning Manager, Asst. Planning Manager	All Elements and Support Docs
15	2/6	LPA briefing I	ECO, ENG, CON, POT, SAN, SOL, PSF, REC, IGC DRG, PS, LIB, CIE; show section of DVD/Power Point presentation; ask for comments
16	2/8	LPA 3/5 work session agenda item to Alison, if needed	FLU, DES, HOU, ECO, INT, TRA
17	2/20	Possible Joint City/County Advisory Committee Meeting	CSB 1028; DVD/Power Point presentation; also mayors/managers meeting ?
18	2/26	BCC briefing I	ECO, ENG, CON, POT, SAN, SOL, PSF, REC, IGC DRG, PS, LIB, CIE; show brief section of DVD/Power Point presentation; ask for comments
March 2008			
19	3/5	LPA briefing II	FLU, DES, HOU, ECO, INT, TRA; discuss including Regional Vision, Rural Character study, CRA Strategy via administrative FLUM amendments, Transportation Element impacts, Commuter Rail, SeminoleWay; ask for comments
20	3/11	BCC briefing II	FLU, DES, HOU, ECO, INT, TRA; discuss including Regional Vision, Rural Character study, CRA Strategy via administrative FLUM amendments, Transportation Element impacts, Commuter Rail, SeminoleWay; ask for comments
21	3/30	Team finalizes Plan and Support Docs	Incorporates comments from BCC, PZ, PD Admin
22	3/13	Community Meeting 1 (Also e-mail to SCAC and DAB?)	Oviedo Women's Club; DVD/Power Point presentation; handouts
23	3/20	Community Meeting 2	CSB 1028; DVD/Power Point presentation; handouts
24	3/27	Community Meeting 3	Casselberry City Hall; DVD/Power Point presentation; handouts

TENTATIVE KEY DATES FOR PROCESSING/ADOPTING COMP PLAN UPDATE 2008

No.	Dates	Task	Comments
25	3/26	Mail out to property owners regarding administrative future land use amendments if needed per State Law	Minimum 30 day notice per Florida Statutes
April 2008			
26	4/1	Post Plan on web for public review	Make paper copies for those not having access to digital media
27	4/11	Team sends final Plan and Support Docs to P& D Department Administration	Review Plan for pending public hearings; include all comments from LPA, community meetings and Joint City/County Advisory Committee
28	4/14	LPA 5/7 agenda to Planning Manager	Plan and Support Docs
29	4/30	Send Plan to LPA members for public hearing	Plan and Support Docs
May 2008			
30	5/2	BCC 6/10 agenda item to Planning Manager via SCI.NET	Plan and Support Docs
31	5/7	LPA Hearing	Plan and Support Docs
June 2008			
32	6/10	BCC Transmittal Hearing	Plan and Support Docs
June-August 2008			
33	Two months ORC due 8/15	Review by DCA and other agencies	DCA has 60 days to issue ORC
August 2008			
34	8/15	BCC 10/14 agenda item to Planning Manager via SCI.NET	Plan and Support Docs
August-September 2008			
35	Two months	Staff to review ORC	May need to contact/visit DCA depending on extent of ORC
October 2008			
36	10/14 NLT 12/9	BCC Adoption Hearing	Plan adoption NLT 11/11; 120 days from ORC (8/15); in case the BCC does not adopt on 10/14